



PEAR
PROPERTIES



25 Exmoor Crescent, Worthing
Worthing

Offers Over £475,000



25 Exmoor Crescent

Worthing, Worthing

Large Detached Bungalow on peaceful street. Welcoming living room, spacious kitchen, 3 bedrooms, modern shower room, private garden, parking and garage. Perfect blend of comfort and modern living.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Large Detached Bungalow
- Double Aspect Living Room With Feature Tiled Fireplace
- Three Spacious Bedrooms
- Fitted Shower Room With Separate WC
- Large 'L' Shaped Hallway
- Spacious Kitchen
- Enclosed Rear Garden With Side Access
- Driveway For Off Street Parking & Integral Garage
- Well Presented Throughout
- Please Take A Look At Our Virtual Tour & Walk Through Video



Kitchen

14' 5" x 9' 4" (4.39m x 2.85m)

Fully tiled fitted kitchen with a range of base and wall units, with space for a bistro table and chairs. Direct access to dining room/ third bedroom.

Lounge

17' 11" x 11' 0" (5.45m x 3.36m)

Spacious well presented living room with a feature tiled fireplace.

Dining Room/ Third Bedroom

12' 11" x 12' 0" (3.94m x 3.66m)

Spacious dining room or double bedroom with patio door to rear garden

Bedroom One

14' 1" x 10' 0" (4.29m x 3.06m)

Spacious double bedroom, with space for wardrobes.

Bedroom Two

9' 9" x 11' 1" (2.98m x 3.39m)

Further bedroom with built in storage and window overlooking rear garden.

Bathroom

7' 10" x 5' 6" (2.40m x 1.68m)

Fully tiled bathroom, comprising walk in shower, hand wash basin, mirrored cabinet and heated towel rail.

WC

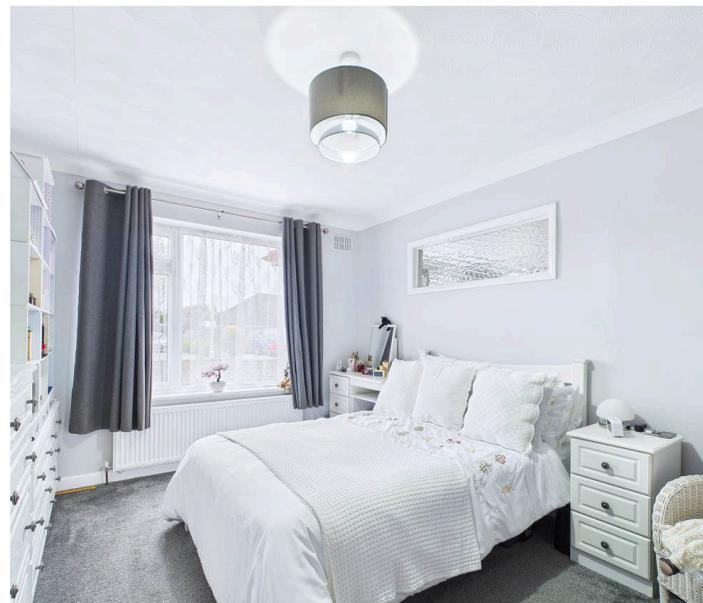
2' 9" x 5' 5" (0.85m x 1.66m)

Separate WC located next to the bathroom

Utility Room

6' 4" x 6' 0" (1.94m x 1.82m)

Utility room currently housing the tumble dryer and washing machine. Direct access to the garage and rear garden.



GARDEN

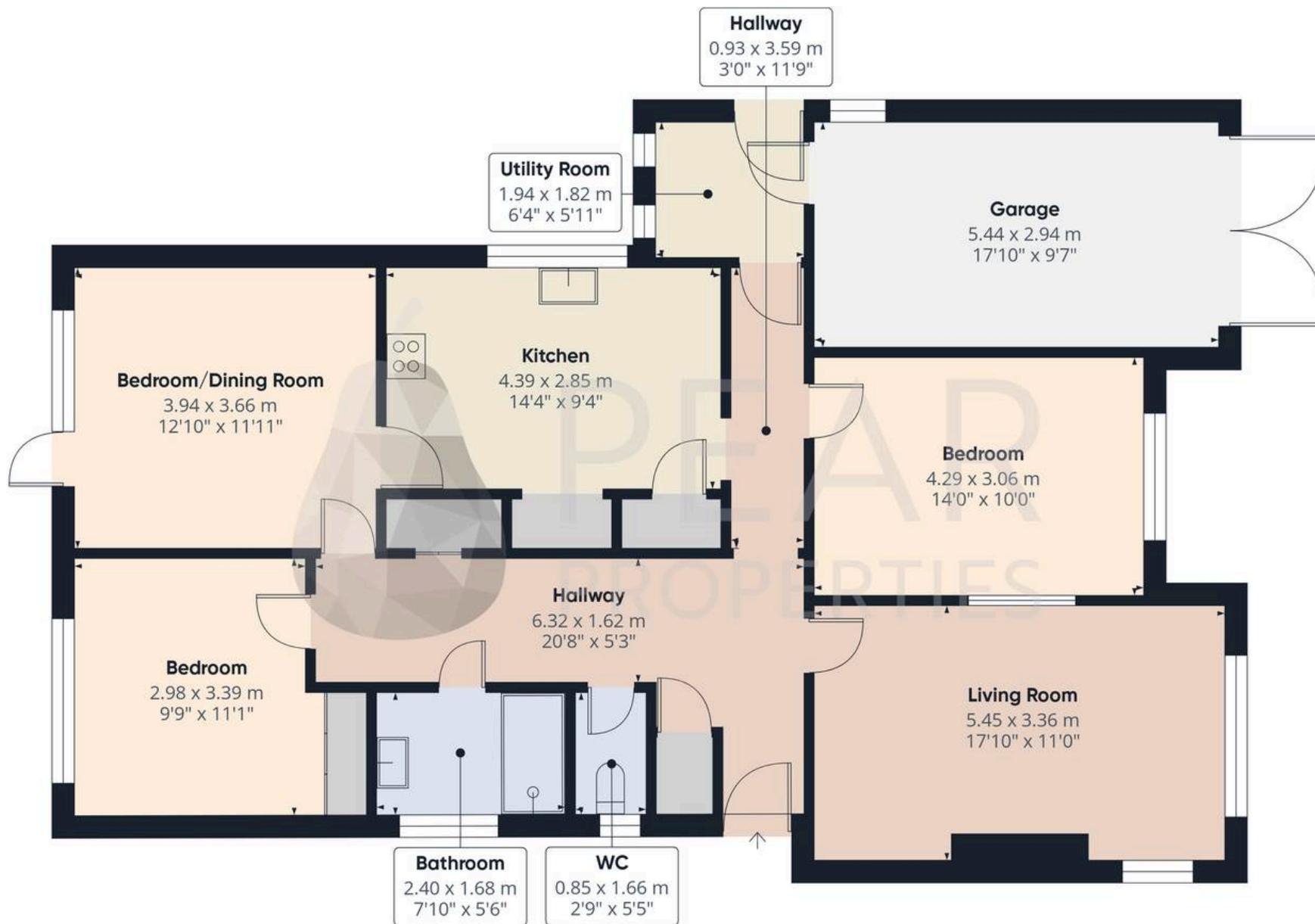
GARAGE

Single Garage

DRIVEWAY

1 Parking Space





Approximate total area⁽¹⁾

115.5 m²
1244 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Pear Properties

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